

THE NEW YORK SUN.

TUESDAY MORNING, MARCH 15, 1866.

A Just and Necessary Measure.

An important measure is now pending in Congress relative to the protection of army officers from prosecutions for official acts done by them during the late rebellion. The proposition is an amendment to an existing law, and it provides, substantially, that officers shall not be amenable for "any search, seizure, arrest, imprisonment," or other act performed by them while in the discharge of their official duties. The importance of a measure of this character is easily perceived. Without it there would be nothing to prevent a wholesale arrest of late Union officers who might be found in the Southern States after the restoration of the *Habeas corpus*. The feeling of animosity with which these officers are regarded by the late rebels would lead to an endless succession of real or imaginary charges, and, as the adjudication of the cases would be solely in the hands of prejudiced judges and juries, it may be inferred that the result would be anything but favorable to the accused. The bill in question will meet with considerable opposition on the ground that it is calculated to protect officers who committed unwarranted outrages under the cover of military authority. No doubt there were many flagrant acts of injustice and cruelty committed by Federal officers during the war. Exceptional cases of that kind are inseparable from war. It is also true that the authors of such acts should be held accountable, and that their insignia of office should not protect them from merited punishment. But it should be borne in mind that all offenders of that kind are directly responsible to the Government, and to secure their punishment it is only necessary to make out a clear case against them. The question to consider is simply this: Whether it is better, under the circumstances, to leave the punishment of those offenders in the hands of the Government, or to turn over the whole class of Union officers, good and bad, to the tender mercies of the courts and people of the South. It would be a manifest injustice to allow the men who took the most prominent part in suppressing the rebellion, to be hereafter subjected to persecution, loss and suffering on that account; and that result can be prevented only by an act like that which is now under discussion in Congress. However much Congress may quarrel over the exciting topics that have lately been occupying their attention, they should agree upon the point that it is the duty of the Government to now stand by the men who stood by the Union in its time of peril.

What the Ex-Rebel Leaders Are About.

It is interesting to notice the manner in which the prominent rebel Generals have settled down to private life. Lee is now leading the Virginia youth upon the educational road, instead of leading the adults on the road to Washington. Johnson is rebuilding the Danville Railroad, of which he is Superintendent, and is employing about five hundred ex-rebel soldiers in the work of laying track—which is better than making tracks before Sherman. Pemberton, who defended the Vicksburg fort against Grant, has found that his real forte is farming, and he is accordingly engaged in the quiet pursuits of agriculture in Virginia. Dick Taylor has at last got into his proper element, having leased a canal in Louisiana. Forrest, who raised so much excitement by his raids toward the Ohio River, during the war, is now engaged in raising corn and cotton in Tennessee. Another class of rebel officers, such as Early, Price, Kirby Smith, etc., who proved to be military failures, are still keeping up their reputation by proving to be failures as civilians. They are down in Maximilian's dominions, trying to do just what they did all through the rebellion—to lead their countrymen into difficulty.

Legislating against Landlords.

This advance in house rents, for the current year, is a subject of much concern to the working classes. As the annual moving season draws near, the importance of the matter is more forcibly impressed upon the minds of tenants, and there is a general disposition to inquire if there be not some means by which the extravagant rentals may be avoided. Two or three meetings of workingmen have been held for the purpose of considering this subject, and a disposition has been manifested to combine, in the hope of securing some measure of relief. This feeling is quite natural. Movements calculated to oppress or burden the people, are nearly always productive of opposing combinations. Popular movements of this kind, however, are apt to be guided, to some extent, by impulse, passion, and a disposition to take impracticable steps for accomplishing their purpose. It is important, therefore, that whatever action may be taken by the workingmen, collectively, with regard to the high rents, should be directed into the proper channel at the outset. The idea of a co-operative movement to meet the demands of rapacious landlords is entirely correct, and to make it practical and effectual it is only necessary to give it the right direction. In the first place, it requires but little reflection to see that the project of appealing to the Legislature for relief is not feasible. That body, even if it had the disposition, could not regulate a schedule of rents. It is just as impracticable to fix an arbitrary standard for the control of rents as it would be to determine by law that a workingman should not receive more than a specific sum for his labor. The "house to let" is the capital of the landlord, and the labor of the workingman is his capital—no provision of law can be made to govern either. If house-rents are too high, the remedy consists in weakening the demand, and this is the only foundation upon which to build a plan for relief. We have hitherto demonstrated that co-operation on the part of consumers is a sovereign remedy for the high prices of commodities; and in order to escape extortion in respect to rents, it is only necessary to adopt the co-operative principle. Let workingmen combine together and organize associations for the purchase or erection of their own tenements. It is not expected that they have the requisite money for carrying out this policy solely with their own resources, but if they would inaugurate these joint enterprises properly, it would be an easy thing to enlist philanthropic capitalists in the movement, and induce them to aid the project by subscribing to the capital stock. As an earnest of our faith in the advantages of this plan, the proprietor of the Sun is prepared to take stock in the first bona fide association of workingmen that may be formed for the purpose indicated. But the movement must be purely that of co-operative workingmen, with

no drones and small-fry politicians to manage it. Such a plan is not only practicable, but feasible, and worth all the laws that the Legislature could enact in a session, for repressing the rapacity of landlords. P. Higgins fishing after votes may be ready enough to advocate any scheme that may be broached, without reference to the consequences, provided they secure individual popularity. Before following the lead of such men, the overburdened tenants should seek a more practicable remedy than that of legislating on a matter that cannot be improved without disturbing the whole foundation upon which our system of government now rests. While we agree with those who demand a law that shall prohibit any raise in the rent during the year, and advocate the passage of such law, even that master is one of special contract, and if a tenant only hires his apartments for the month of May, at a certain rate of rent for that month, he is in fault if he does not agree with his landlord that that rate shall also govern all the other months in the year. If he neglects to provide against any rise, his landlord can put on an additional rent; then if the tenant will not pay the increase, he is at liberty to seek other quarters. He knows that this practice is resorted to by hundreds of unscrupulous landlords, but how will it be helped by legislation? The best legislation we know of is that above indicated. Our advice to tenants of this class is, to make their special bargains, which the Courts have always sustained, and landlords know that the rights of tenants are sufficiently and promptly protected by the laws now in operation.

The New Capitol Building at Albany.

The discussion in the Legislature upon the erection of a new Capitol building at Albany, is a subject of great interest to the people of the Empire State, who have for many years been convinced that some suitable building should replace the miserable apology now used as the Capitol of the first State in the Union. When the Legislature first considered the question of erecting a new building, various plans and models were submitted by different architects; and there is now on exhibition a number of these miniature representations of what the new Capitol will be, provided the Legislature adopt any one of the number now presented for inspection. At the present time only one complete model appears to embrace all those features which we think should be introduced into a public building designed for the occupation of our Legislative Assemblies and other State offices. The question to consider is simply this: Whether it is better, under the circumstances, to leave the punishment of those offenders in the hands of the Government, or to turn over the whole class of Union officers, good and bad, to the tender mercies of the courts and people of the South. It would be a manifest injustice to allow the men who took the most prominent part in suppressing the rebellion, to be hereafter subjected to persecution, loss and suffering on that account; and that result can be prevented only by an act like that which is now under discussion in Congress. However much Congress may quarrel over the exciting topics that have lately been occupying their attention, they should agree upon the point that it is the duty of the Government to now stand by the men who stood by the Union in its time of peril.

Grover & Baker's Highest Premium elastic stitch sewing machines for family use and improved lock stitch machines for tailors and manufacturers.

Choice Pear Trees for Sale at a sacrifice.—The subscriber, desirous of thinning out his expensive pear orchards, offers for sale at one half the usual price, over two thousand choice Dwarf and Standard Pear Trees of the Bartlett, Louise Bonne de Jersey and Duchesse d'Angouleme varieties, from three to seven years old, and in bearing condition. Parties desirous of purchasing can give the trees a personal inspection. All orders by mail will be promptly attended to. WILLIAM Y. BEACH, Wallingford, New Haven Co., Conn.

100 N.Y.Cen.	92 <i>1/2</i>	2 <i>1/2</i> Chi. & N.W. Pl.	54 <i>1/2</i>
do.	92 <i>1/2</i>	do.	54 <i>1/2</i>
100 Erie R.	8 <i>1/2</i>	2 <i>1/2</i> P. F. W. & C.	9 <i>1/2</i>
do.	8 <i>1/2</i>	do.	9 <i>1/2</i>
100 Cle. & Tol. R.	1 <i>1/2</i>	4 <i>1/2</i> Chi. & N.W. Pl.	27 <i>1/2</i>
100 M. S. & N. I.	1 <i>1/2</i>	do.	27 <i>1/2</i>
100 do.	1 <i>1/2</i>	do.	27 <i>1/2</i>

THIRD BOARD.

1000 U.S. 6 <i>1/2</i> -2 <i>1/2</i> , 10 <i>1/2</i> ...	5 <i>1/2</i>	Reading R.	99 <i>1/2</i>
do.	5 <i>1/2</i>	do.	99 <i>1/2</i>
1000 U.S. 6 <i>1/2</i> -4 <i>1/2</i> , 10 <i>1/2</i> ...	5 <i>1/2</i>	M. S. & N. I.	1 <i>1/2</i>
do.	5 <i>1/2</i>	do.	1 <i>1/2</i>
1000 Tre. 7 <i>1/2</i> -10 <i>1/2</i> ...	6 <i>1/2</i>	4 <i>1/2</i> Mich. Cen. R.	10 <i>1/2</i>
do.	6 <i>1/2</i>	do.	10 <i>1/2</i>
9 <i>1/2</i> Tenn. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	2 <i>1/2</i> Chi. & N.W. Pl.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Mo. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	do.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Can. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	do.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Erie R.	8 <i>1/2</i>	do.	9 <i>1/2</i>
do.	8 <i>1/2</i>	do.	9 <i>1/2</i>
1000 Al. & T. H. R.	3 <i>1/2</i>	do.	3 <i>1/2</i>
100 Hud. Rv. R.	1 <i>1/2</i>	do.	1 <i>1/2</i>

SECOND BOARD.

1000 U.S. 6 <i>1/2</i> -2 <i>1/2</i> , 10 <i>1/2</i> ...	5 <i>1/2</i>	Reading R.	99 <i>1/2</i>
do.	5 <i>1/2</i>	do.	99 <i>1/2</i>
1000 U.S. 6 <i>1/2</i> -4 <i>1/2</i> , 10 <i>1/2</i> ...	5 <i>1/2</i>	M. S. & N. I.	1 <i>1/2</i>
do.	5 <i>1/2</i>	do.	1 <i>1/2</i>
1000 Tre. 7 <i>1/2</i> -10 <i>1/2</i> ...	6 <i>1/2</i>	4 <i>1/2</i> Mich. Cen. R.	10 <i>1/2</i>
do.	6 <i>1/2</i>	do.	10 <i>1/2</i>
9 <i>1/2</i> Tenn. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	2 <i>1/2</i> Chi. & N.W. Pl.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Mo. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	do.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Can. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	do.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Erie R.	8 <i>1/2</i>	do.	9 <i>1/2</i>
do.	8 <i>1/2</i>	do.	9 <i>1/2</i>
1000 Al. & T. H. R.	3 <i>1/2</i>	do.	3 <i>1/2</i>
1000 Hud. Rv. R.	1 <i>1/2</i>	do.	1 <i>1/2</i>

THIRD BOARD.

1000 U.S. 6 <i>1/2</i> -2 <i>1/2</i> , 10 <i>1/2</i> ...	5 <i>1/2</i>	Reading R.	99 <i>1/2</i>
do.	5 <i>1/2</i>	do.	99 <i>1/2</i>
1000 U.S. 6 <i>1/2</i> -4 <i>1/2</i> , 10 <i>1/2</i> ...	5 <i>1/2</i>	M. S. & N. I.	1 <i>1/2</i>
do.	5 <i>1/2</i>	do.	1 <i>1/2</i>
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do.	6 <i>1/2</i>	do.	10 <i>1/2</i>
9 <i>1/2</i> Tenn. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	2 <i>1/2</i> Chi. & N.W. Pl.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Mo. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	do.	54 <i>1/2</i>
do.	5 <i>1/2</i>	do.	54 <i>1/2</i>
1000 Can. 6 <i>1/2</i> -9 <i>1/2</i> ...	5 <i>1/2</i>	do.	54 <i>1/2</i>
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1000 Hud. Rv. R.	1 <i>1/2</i>	do.	1 <i>1/2</i>

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do.	5 <i>1/2</i>	do.	99 <i>1/2</i>
1000 U.S. 6 <i>1/2</i> -4 <i>1/2</i> , 10 <i>1/2</i</i>			